

Borough of Oadby & Wigston



Oadby & Wigston

ANNUAL MONITORING

RESIDENTIAL
LAND AVAILABILITY
REPORT 2012





CONTENTS

1. INTRODUCTION
2. BOROUGH HOUSING REQUIREMENTS
3. THE AMOUNT OF HOUSING



Useful Contacts

Planning Policy Department

Tel. 0116 2572 636

Planning Policy Email

forwardplans@oadby-wigston.gov.uk



1 Introduction

1.1 The National Planning Policy Framework (March 2012) sets out the national government planning policies for England. The framework states that Local Plans are the key to delivering sustainable development, and it is these Local Plans that contain local planning policies, site allocations and guidance.

1.2 Local Plans consist of a number of Local Development Documents specific to the Borough of Oadby and Wigston. Documents making up the Local Plan are illustrated within the Borough Council's Local Development Scheme which is updated regularly.

1.3 Documents forming the Local Plan, together with elements of the former planning system not yet superseded, need monitoring to demonstrate progress against targets set out in the Local Development Scheme, as well as, assessing how effective each Local Development Document is in achieving its objectives.

1.4 To illustrate this, the Borough Council will produce an annual 'Residential Land Availability' report, an 'Employment Land Availability' report, and an 'Annual Monitoring' report. The outcome of this monitoring work will feed into and inform subsequent reviews of planning policy documents.

1.5 Monitoring is not only important at a local level, but is important at sub-regional and national levels of governance also. It is imperative that monitoring is undertaken in a manner which enables its integration with and contribution towards work at all levels of governance. It is therefore essential that it is undertaken in a unified manner and on a consistent basis, in terms of the information collected and the way in which it is stored.

1.6 This Residential Land Availability report has been produced by Oadby and Wigston Borough Council. The Residential Land Availability report, which is produced annually, illustrates residential dwelling completions and the supply of housing land for residential development.

1.7 This Residential Land Availability document reports on residential completions for the period 1st April 2011 to 31st March 2012, and the supply of land for residential development as of 31st March 2012.

1.8 The National Planning Policy Framework requires all Local Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional 5 per cent buffer to ensure choice and competition in the market for land. In conjunction with the Borough's Strategic Housing Land Availability Assessment, the Residential Land Availability report will assist the Borough Council in making informed decisions regarding the release (if needs be) of additional land for housing when determining planning applications.



2 Borough Housing Requirement

Number of dwellings to be provided

2.1 The Borough Council's Core Strategy, adopted September 2010, sets out the total housing provision from 2006 to 2026. During this period, the Core Strategy prescribes a minimum additional housing allocation of 1800 dwellings (90 dwellings per annum) within the Local Authority area.

2.2 Since 2006, 536 additional dwellings have been added to the existing housing stock of the Borough. By subtracting the 536 additional dwellings from the 1800 Core Strategy target ($1800 - 536 = 1264$), the Borough Council is left with a residual provision of 90 new dwellings per annum up to 2026.

The need for sustainable housing development

2.3 Sustainable development has become the core principle underpinning the planning system today. At the centre of sustainable development is the premise that quality of life should be improved for everyone and never compromised, as defined by the World Commission on Environment and Development, sustainable development is '*development that meets the needs of the present without compromising the ability of future generations to meet their needs*'.

2.4 The government's chief housing goal is to ensure that the entire population has the opportunities to live in a decent home, which is affordable and in a community they want to live. To achieve this, the Borough Council is seeking the provision of a wide mix of well designed high quality homes, both affordable and market. The National Planning Policy Framework, sets out the national planning policy framework for the delivery of government housing objectives, and plays a key advisory role in emerging planning policy for the Borough of Oadby and Wigston.

Focusing development in the urban areas and on previously developed land

2.5 Central to national guidance, is the need to focus development within suitable locations that offer a range of community facilities and have good access to jobs, key services and infrastructure, with the utilisation where possible of previously developed land.

2.6 The National Planning Policy Framework, defines previously developed as land '*which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure*'. The definition however, excludes private residential gardens, parks and recreation grounds and allotments. Also excluded from the definition is land that has been previously developed but where the remains of the permanent structure or fixed structure have blended into the landscape in the process of time.



2.7 As the Borough of Oadby and Wigston is a predominately urban townscape, the re-use of land is imperative in the processes of regeneration and development. In terms of previously developed land targets, the Borough Council's Core Strategy, suggests that 60 per cent of all new development should be located on previously developed land or created through conversion of existing buildings.

2.8 Thus, the location of housing development in the Borough and the proportion built on previously developed land will need monitoring and reviewing, where relevant, on a regular basis.

Density of housing development

2.9 Increasing the density of new build housing is fundamental to a more efficient and effective use of land. The Borough Council's Core Strategy, suggests that using land more efficiently can reduce the impacts to and help adapt to climate change, as well as reducing the necessity for use of green and open space

2.10 The Borough Council's Core Strategy sets out a minimum average density of 40 dwellings per hectare on sites of 0.3 hectares and more, on all new development taking place within the Leicester Principal Urban Area. Density of housing development in the Borough is to be monitored and reviewed on a regular basis.

Dwelling size, type and design

2.11 The design of housing is recognised as being fundamentally important in the progress of sustainable communities. The visual appearance and functionality of new developments, in terms of the accessibility of facilities and services is essential.

2.12 Having a mix of housing types within the Borough of Oadby and Wigston supports Policy 12 of the Borough's Core Strategy, which suggests that development should promote the Council's objective, of creating balanced, mixed and inclusive communities.

2.13 As suggested in the Strategic Housing Market Assessment (2008) for the county of Leicestershire, the Borough of Oadby and Wigston is distinctly deficient in numbers of affordable homes. Policy 11: Affordable Housing, of the Borough's Core Strategy, suggests that all new residential development of 10 dwellings or more will be required to provide a percentage of affordable units onsite. The percentages of, 30 per cent in Oadby, 20 per cent in Wigston and 10 per cent in South Wigston, have been evidenced by the Borough's Affordable Housing Viability Assessment undertaken in 2009.



2.14 Through affordable housing unit design and the place it holds in sustainable communities agenda, the Borough of Oadby and Wigston endeavours to create affordable units that are 'tenure blind' and high in quality and design. Such a process allows the Borough Council to tackle social exclusion and reduce negative perceptions towards affordable housing.

2.15 As well as the monitoring of dwelling size and design, Oadby and Wigston Borough Council will monitor, assess and respond to specialist housing needs.



Completed dwelling along Blackthorn Lane, Oadby



3 The Amount of Housing

Housing completions

3.1 Between the 1st April 2011 and the 31st March 2012, a gross total of 86 (79 net) new dwellings were completed within the Borough of Oadby and Wigston, 3 of which were demolition rebuilds and 4 being conversions. Table 1 illustrates the most recent net completions in context of last 10 years.

Table 1: Net housing completions												
Year	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	10 Year Total	10 Year Average
No. of Completions	85	109	143	117	154	39	92	93	79	79	990	99.0

3.2 Table 2 illustrates the number of additional dwellings that have been completed against the required Borough housing target provision set out in the Borough Council's Core Strategy.

Table 2: Net housing completions in the context of the borough's core strategy								
Year	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	Required plan total to date	Borough total to date
No. of Completions	154	39	92	93	79	79	540	536

3.3 As Table 2 illustrates, completions in 2006 to 2008 were irregular, with numbers as few as 39 and as high as 154, however more recently numbers seem to have stabilised. In context of delivery against the required total of the Borough's Core Strategy, the provision is currently 536 dwellings, which is 4 dwellings below the 540 target.

Breakdown of completions for each centre

3.4 The following table illustrates the distribution of new dwelling completions between the Borough's three urban centres of Wigston, Oadby and South Wigston. Completions on 'small' sites, those with total number of dwellings 9 or below, and 'large' sites - sites that have 10 or more dwellings, are all shown.



Table 3: Details of completions in the borough 2011 to 2012

WIGSTON		OADBY		SOUTH WIGSTON	
Site	Number of Completions	Site	Number of Completions	Site	Number of Completions
Former No. 89 Harcourt Road	23	Land off Pipistrelle Way	40	Land adjacent No. 99 Countesthorpe Road	2
Land rear No. 92 Roehampton Drive	1	Land adjacent No. 64 London Road	9	No. 101 Blaby Road	1
Land adjacent No. 58 Welford Road	1	Land rear of No. 3 to 9 Leicester Road	2	No. 2 Jordan Avenue	1
No. 3 Liskeard House, Launceston Road (COU)	1	Land adjacent No. 15 Manor Road Extension	1		
Caretakers Bungalow, Launceston Road	-1	Land adjacent No. 1 Kent Drive	1		
No. 222-226 Aylestone Lane	-3	No. 1 Blackthorn Lane (D/R)	1		
		No. 3 Blackthorn Lane (D/R)	1		
		No. 57 The Fairway (D/R)	1		
Total	22		56		4
Net additional	22		53		4

Note; (D/R) refers to sites where a demolition and rebuild has occurred.

3.5 For the monitoring year 2011 to 2012, the majority of residential completions were located within the settlement of Oadby. Of the 86 gross completions within the Borough, 56 (65 per cent) were within Oadby, 26 (30 per cent) were located within Wigston, and 4 (5 per cent) within South Wigston.

3.6 Historically, the Borough has relied on 'large' sites to fulfil the majority of its target provision of 90 dwellings per annum and it is encouraging to observe this trend continuing. As well as the 'large sites' still coming forward, numbers of completions, although slightly lower than the period 2003 to 2007, are still consistently around the 90 dwelling target.



Committed development within the borough

- 3.7** For the purpose of this report 'committed' development, refers to:
- Granted planning permissions, that have not yet commenced, and
 - Granted planning permissions that are currently under construction.

3.8 Committed development housing numbers are based on 'net' additional provision; therefore takes into account any conversions and demolitions that occur onsite.

3.9 The following table provides a breakdown of all current committed development within the Borough of Oadby and Wigston. Both 'small' and 'large' sites are shown.

Table 4: Details of commitments within the borough 2011 to 2012					
WIGSTON		OADBY		SOUTH WIGSTON	
Site	Number of Commitments	Site	Number of Commitments	Site	Number of Commitments
S.L College, Station Road (outline)	170	Small Sites	12	Grand Hotel, Canal Street	36
Former St Georges House	41			Alpha House, Countesthorpe Road	14
Small Sites	35			Small Sites	31
Total	246		12		81
Borough Total	339				

3.10 As the table above illustrates, the Borough of Oadby and Wigston has a total of 339 current committed dwellings. Of the 339 total, 74 of are currently under construction. In terms of the locations of those dwellings under construction, 10 are located within Oadby, 44 within South Wigston and 20 are situated within Wigston.

Windfall sites

3.11 The National Planning Policy Framework defines windfall sites as those 'which have not been specifically identified in the Local Plan Process. They normally comprise previously developed sites that have unexpectedly become available'. Therefore any site that has not been identified through the Local Plan process for example, Development Plan Document allocations or the Strategic Housing Land Availability Assessment, will be classified as windfalls.



3.12 During the 2011 to 2012 monitoring year, 7 per cent of dwelling completions occurred on windfall sites.

Housing requirement and supply

3.13 Table 5 illustrates the housing land requirements of the Borough Council's Core Strategy and the current supply of housing land within the Borough of Oadby and Wigston.

3.14 From the year 2006, the Borough has provided 30 per cent of its allocated 1800 homes, on a par with its required target. The 536 additional dwellings added to the Borough's existing housing stock, is 4 below what is required, equating to an annual average of 89.3 dwellings per year since 1st April 2006.

Table 5: Housing requirement and supply from 2006	
Housing Requirement	
[1] Adopted Core Strategy Target 2006 to 2026	1800
Housing Supply From 01/04/2006 to 31/03/2012	
Completions	
[2] Net Completions From 01/04/2006 to 31/03/2011	457
[3] Gross Completions This Monitoring Year	86
[4] Conversions This Monitoring Year	-4
[5] Demolitions This Monitoring Year	3
[6] Net Completions This Monitoring Year	79
[7] Net Completions Since 01/04/2006	536
Commitments	
[8] Dwellings Currently Under Construction	74
[9] Outline Permissions Not Under Construction	172
[10] Detailed Permissions Not Under Construction	93
[11] Total Commitments *includes 208 SHLAA units	547
[12] Net Completions Plus Commitments	1083
In Context With Regional Spatial Strategy Requirements	
[13] Residual To Be Provided Until 2026	1264
[14] Residual To Be Provided Annually Until 2026	90
[15] Residual Minus Commitments	717
[16] Residual Minus Commitments Annually	51

3.15 In terms of a 5 Year Housing Land Supply, the Borough of Oadby and Wigston has a total of 547 dwellings that should come forward within the next 5 years. This total number exceeds the Core Strategy target of 450 homes, and means the Borough has a healthy 5 Year Housing Land Supply. The figure of 547 dwellings is also in excess of the National Planning Policy Framework requirement of 450 additional homes plus a 5 per cent buffer (473).



3.16 The following graph plots the actual 5 year land supply within the Borough, against the 5 year land requirement of the Borough Council's Core Strategy.

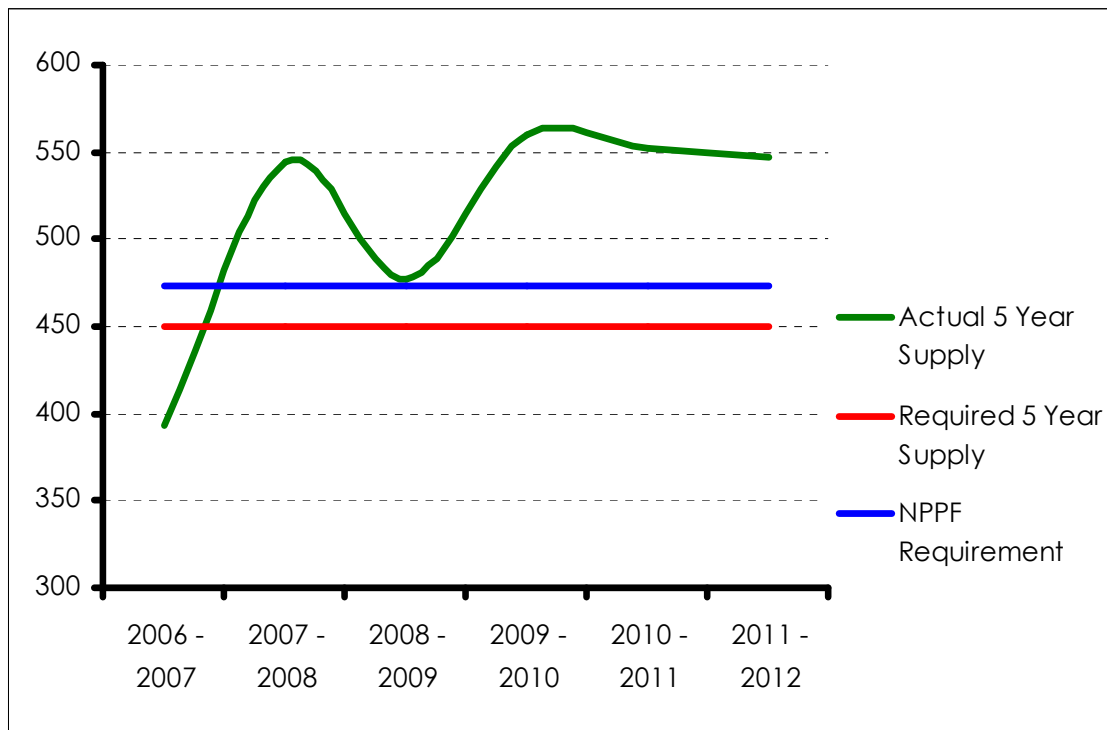


Figure 1: Graph illustrating 5 year supply against actual requirement

Housing completions on previously developed land

3.17 Table 6 illustrates the number and percentage of, completions occurring on previously developed land in the last 6 years. Overall 91 per cent of total completions were located on previously developed land, which exceeds the minimum target threshold of 60 per cent as prescribed in the Borough's Core Strategy. Since 2006 ninety per cent of all residential completions have been sited on previously developed land.

Table 6: Completions on previously developed land (PDL)

Year	2006/2007	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012
Net Completions	154	39	92	93	79	79
Net Completions on PDL	152	39	92	93	79	34
Percentage of Completions on PDL	98.7	100.0	100.0	100.0	100.0	43.0



Housing commitments on previously developed land

3.18 The table below (table 7) illustrates the number and percentage of current residential commitments on previously developed land. The National Planning Policy Framework does not include private residential garden land in its definition of previously developed land. With the Borough consisting of three densely urbanised settlements, proposals for developing private residential garden land is relatively common.

Table 7: Commitments on previously developed land				
Year	2008/2009	2009/2010	2010/2011	2011/2012
Net Commitments	477	356	372	339
Number of Commitments on Previously Developed Land	459	356	309	153
Percentage of Commitments on Previously Developed Land	96.2	100.0	83.1	45.1

3.19 With the aforementioned change to the definition of previously developed land within national planning policy, the total percentage of residential development situated on previously developed land has decreased from 100 per cent to 83.1 per cent, to 45.1 per cent respectively.

Location of housing completions

3.20 During the 2011 to 2012 monitoring year, 15 per cent of completions were located within either, Wigston, Oadby or South Wigston's town centre boundary. Core Strategy Policy 1, seeks to focus development within the centres of the three settlements in order to facilitate sustainable development on previously developed land.

Table 8: Location of dwelling completions				
Year	2008/2009	2009/2010	2010/2011	2011/2012
In centres of Wigston, Oadby and South Wigston	62	6	63	12
Elsewhere in the Principal Urban Area	30	87	17	30
Outside the Principal Urban Area	0	0	1	40



Housing density

3.21 The Borough Council's Core Strategy (policy 1) prescribes all new residential development sites of 0.3 hectares and above, to have a minimum density of 40 dwellings per hectare or higher.

Table 9: Density of large sites			
Site	Approx Total Site Size (hec)	Completions	Current Commitments
		Density of site (dph)	Density of site (dph)
Former St Georges House, Moat St, Wigston	0.87	-	47
Former 89 Harcourt Road, Wigston	0.3	77	-
South Leicestershire College, Station Road, Wigston	3.2	-	53
Land at Pipistrelle Way, Oadby	1.08	37	-
Grand Hotel, Canal Street, South Wigston	0.198	-	182
Alpha House, Countesthorpe Road, South Wigston	0.15	-	93

3.22 Other than the Land at Pipistrelle Way in Oadby (37 dph), all large sites, whether completed or committed development, have site densities above the minimum requirement of 40 dwellings per hectare.

Size and type of dwellings

3.23 The change in Government policy during 1999, which saw a 'drive' towards higher levels of urban development, generated a significant shift in the types of housing being provided. Nationally the market became flooded with 1 and 2 bedroom apartments/flats, until its saturation during 2006 (40 per cent of Midlands housing completions).

3.24 Post 2006 to present day, the demand for high density urban development, regionally, has slowed, with (below) 18 per cent of housing completions within the Midlands being apartments/flats. Inevitably there will be peaks and troughs in the percentage provision of apartment/flat type housing due to specific demands and the number of residential completions the Borough has, but in general it is declining



Table 10: Size and type of residential completions

Housing Type	No. of Beds			
	1	2	3	4+
House	0	16	20	25
Bungalow	0	0	0	0
Flat	6	19	0	0
Total Number	6	35	20	25

3.25 Table 10 illustrates the size and type of residential completions within the Borough. The majority of residential completions were house in type (71 per cent) and 2 bedroom in size (including both house and flat completions). A house with four or more bedrooms was the most prevalent sized housing type (25 dwellings or 41 per cent of the total).

Amount of affordable housing



Completed affordable units at Pipistrelle Way, Oadby

3.26 Affordable housing completions within the Borough of Oadby and Wigston have historically been low, thus, there is a significant shortfall in the provision of affordable units (as illustrated in the Leicester and Leicestershire Strategic Housing Market Assessment 2008).



3.27 During 2009 the Borough Council commissioned a piece of work that analysed the viability of affordable housing provision within the Borough. The outcome of the Affordable Housing Viability Assessment, suggested that the Borough Council adopt a different set of percentages and threshold to those illustrated in the Saved Local Plan. The current threshold and percentage provisions were adopted and are contained within policy in the Borough Councils Core Strategy, see below for more details:

- The site size threshold is to be reduced from 25 (Saved Local Plan) to 10 dwellings.
- Oadby is to have a minimum of 30 per cent provision of affordable units on sites meeting the threshold requirement.
- Wigston is to have a minimum of 20 per cent provision of affordable units on sites meeting the threshold requirement (an individual site assessment is required for the proposed Direction for Growth)
- South Wigston is to have a minimum of 10 per cent provision of affordable units on sites meeting the threshold requirement.

Table 11: Affordable housing completions

Year	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
Oadby							
Social Rent	-	-	-	-	-	8	12
Intermediate	-	-	-	-	-	-	-
Total	0	0	0	0	0	8	12
Wigston							
Social Rent	6	-	-	6	27	6	-
Intermediate	10	12	-	10	-	-	-
Total	16	12	0	16	27	6	0
South Wigston							
Social Rent	-	-	13	23	-	-	-
Intermediate	-	-	-	18	-	-	-
Total	0	0	13	41	0	0	0
Borough Total	16	12	13	57	27	14	12

Specialist needs housing

3.28 For the purpose of this report, Specialist Needs Housing is a general term defining housing specifically built for a particular tenant group. It usually consists of either, specially built or adapted housing, for example, housing for older or disabled people.



Table 12: Specialist needs housing completions

Year	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
Oadby							
Older Person	27	-	-	-	-	49	-
Mobility Impaired	-	-	-	-	-	-	-
Total	27	0	0	0	0	49	0
Wigston							
Older Person	-	-	-	-	-	-	-
Mobility Impaired	-	-	-	-	-	-	-
Total	0	0	0	0	0	0	0
South Wigston							
Older Person	-	-	-	-	12	-	-
Mobility Impaired	-	-	-	-	-	-	-
Total	0	0	0	0	12	0	0
Borough Total							
Borough Total	27	0	0	0	12	49	0

3.29 For the 2011 to 2012 monitoring year there have been no specialist residential completions. At this moment in time there are also no committed specialist residential schemes.



Appendix One

Details of Committed Developments as of 31 st March 2012					
WIGSTON		OADBY		SOUTH WIGSTON	
Site	Number of Additional Dwellings	Site	Number of Additional Dwellings	Site	Number of Additional Dwellings
Former S.L. College, Station Road (outline)	170	66 London Road	2	Grand Hotel, Canal Street	36
Former St Georges House, Moat Street	41	69 Leicester Road	2	Alpha House, Countesthorpe Road	14
37 to 41 Manor Street	6	L/A 26 Uplands Road	1	69 Canal Street	8
Land at Cooks Lane	5	L/A 39 Harborough Road (outline)	1	115 to 117 Blaby Road	4
Former 1 - 9 Castleton Road	5	L/R 54 to 56 Ash Tree Road	1	14 Saffron Road	4
L/A 3 Glebe Close	3	L/A 3 The Oval	1	19-21 Station Street	2
216 Leicester Road	3	195 Glen Road	1	11 Clifford Street	2
22 Long Street	2	5 Leicester Road	1	2 Clifford Street	2
R/O 42 Newton Lane	1	217 Wigston Road	1	27 Blaby Road	2
34 Aylestone Lane	1	103 Foxhunter Drive	1	The Vicarage, 1 St Thomas Road	1
The Vicarage, Bushloe End	1	10 Milton Gardens	1	10 Blaby Road	1
L/R 24 Clarkes Road	1	2 Spencer Street	1	10a Blaby Road	1
Norwood House, Cooks Lane	1	59 The Parade	1	89 Blaby Road	1
L/A 69 Central Avenue (outline)	1	38 Stoughton Road	0	1A Marstown Avenue	1
41 to 41a Manor Street	1	3 The Broadway	0	L/R 116/118 Saffron Road	1
L/R 42 Newton Lane	1	5 Southmeads Close	0	1 Ladysmith Road	1
4 Spa Lane	1	27 Stoughton Drive South	0		
Whitegate Farm, 85 Newton Lane	1	156 Leicester Road	0		
L/R 92 Roehampton Drive	1	5 St Andrews Drive	0		
Former 7-9 Waterloo Crescent	1	11 The Fairway	0		
66 Boulter Crescent	-1	59 The Fairway	0		
		58 The Broadway	0		
		60 The Fairway	0		
		62 The Fairway	0		
		45 The Broadway	0		
		38 Stoughton Drive South	0		
		2 Rosemead Drive	-1		
		3a and 3b Stoughton Road	-2		
Total	246		12		81

Residential Land Availability Report 2011 - 2012

Oadby and Wigston Borough Council

Tel: 0116 288 8961, Fax: 0116 288 7828
Email: forwardplans@oadby-wigston.gov.uk

Oadby and Wigston Borough Council,
Council Offices, Station Road, Wigston, Leicestershire, LE18 2DR.